

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Michigan State Housing Development Authority (MSHDA)</u> PHA Code: <u>MI-901</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: July 2011					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: _____					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia N/A <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. See Attachment to FY 2011-12 PHA Plan.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Michigan State Housing Development Authority provides financial and technical assistance through public and private partnerships to create and preserve decent, affordable housing for low and moderate income Michigan residents; and, to engage in community economic development activities to revitalize urban and rural communities.					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachment to FY 2011-12 PHA Plan.					

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The Michigan State Housing Development Authority (MSHDA) did not receive a Family Unification Program (FUP) funding award for youth aging out of foster care in 2010; but will apply for this program again in FY2011 if given the opportunity. MSHDA has partnered with the Michigan Department of Human Services (MDHS) to develop the program. The MDHS will identify youth to be placed on the FUP waiting list and be responsible for providing supportive services to the eligible youth on the voucher program.</p> <p>MSHDA has developed a partnership with the Michigan Department of Community Health (MDCH) and applied for two types of voucher awards for the Non-Elderly Disabled program. If awarded vouchers for this program, MSHDA will implement the non-elderly disabled voucher program during FY 2011-12. The MDCH will identify non-elderly disabled to be placed on a waiting list and be responsible for providing supportive services to the eligible non-elderly disabled once served.</p> <p>Continuing use and re-evaluation of a needs-based Allocation Plan for HCV Vouchers to direct new and other available vouchers due to turnover or end of participation by tenants to communities that have a higher incidence of households under the federal poverty level and homelessness.</p> <p>Applicants who are placed on the HCV waiting list will have the following order of selection priority within the preference: a) homeless persons receiving MSHDA TBRA; b) homeless persons; and, c) HCV applicant who is not homeless. The homeless applicants will be selected first from a waiting list following an allocation plan developed for assisting the homeless based on need in all 83 counties.</p> <p>MSHDA will continue its Project Based Voucher program utilizing up to 20% of its HCV allocation for this program and will continue to accept applications for persons who wish to participate in the Project-Based Voucher program. MSHDA will continue to target the following populations with project-based vouchers: elderly, special need, homeless, chronic homeless, homeless youth, veterans, and domestic violence survivors.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Copies of the Plan are available at MSHDA offices located at 735 E. Michigan Avenue, Lansing, Michigan 48912; and at 3028 West Grand Boulevard, Suite 4-600, Detroit, MI 48202. See Attachment to FY 2010-11 PHA Plan for a list of PHA Plan elements supporting documents. Contact person: Jackie Blankenship at 517-373-1886 or blankenshipj@michigan.gov</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>Not applicable.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>Not applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Not applicable.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Not applicable.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>Not applicable.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See Attachment to FY 2011-12 PHA Plan, Item 9.0, Housing Needs.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See Attachment to FY 2011-12 PHA Plan, Item 9.0, Housing Needs.</p>

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. See Attachment to FY 2011-12 PHA Plan, Item 10.0, Additional Information.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See Attachment to FY 2011-12 PHA Plan, Item 10.0, Additional Information.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

ATTACHMENT A TO FY 2011-12 PHA PLAN
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY (MSHDA)
(MI-901)

5.2 Goals and Objectives

FY 2010-14 PHA Annual/Five Year Plan Goals

The Michigan State Housing Development Authority (MSHDA) has made the following progress in its stated goals from the FY 2010-14 PHA Five Year/Annual Plan: (Responses are in italics.)

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ **PHA Goal: Expand the supply of assisted housing**

Objectives:

☒ Apply for additional rental vouchers:

- a. *Will apply for additional VASH vouchers as opportunities are announced.*
- b. *An additional award of 90 VASH vouchers were awarded for FY 2010 as follows: 75 with the Detroit Medical Center where 25 of those were designated as VASH Project-Based Vouchers designated for Piquette Square, and 15 with the Oscar G. Johnson Medical Center in Iron Mountain, Michigan which increased the number of vouchers for U.S. veterans.*
- c. *An application was submitted in July 2010 for Non-Elderly Disabled vouchers for Category 1 and Category 2. Although our applications met the requirements, MSHDA was not selected through the HUD lottery process to receive funding under either Category 1 or Category 2.*
- d. *MSHDA will continue to work with HUD as requested to administer vouchers for conversion actions related to developments that have opted out of their contracts with HUD.*

☐ Reduce public housing vacancies:

☒ Leverage private or other public funds to create additional housing opportunities: *Public and private funds are being leveraged in the development of project-based vouchers with LIHTC, and developer/owner funds. In 2009, LIHTC awards to developments with project-based vouchers totaled more than \$2.5 million. Since 2005, MSHDA has designated more than 1,000 of its housing choice vouchers as project-based vouchers. MSHDA has also leveraged HOME, TBRA, TCAP, and MSHDA funds to create additional housing opportunities. Through the end of December, over \$189 million in TCAP and Section 1602 funding for specific deals was approved by the MSHDA Board. This represents 45 developments with over 2,500 housing units.*

☐ Acquire or build units or developments

☒ Other (list below)

Use monies from LIHTC, TCAP, Tenant Based Rental Assistance (TBRA) and Homeless Prevention and Rapid Rehousing Program (HPRP) funds to assist tenants find suitable assisted housing.

With the use of project-based vouchers in developments with Low Income Housing Tax Credits (LIHTC), expand supply of affordable housing to extremely low and very low income tenants.

☒ **PHA Goal: Improve the quality of assisted housing**

Objectives:

☐ Improve public housing management: (PHAS score)

☒ Improve voucher management: (maintain high performer SEMAP score)

A high-performing standard SEMAP score was received in 2010. Steps are being taken to improve our overall performance so MSHDA again reaches High Performer scoring.

☒ Increase customer satisfaction:

Research, develop, and implement an on-line application system.

Research, develop, and implement a paperless file management system.

☒ Concentrate on efforts to improve specific management functions:

e.g., voucher unit inspections, waiting list management, rent reasonableness

A. *Monitor Housing Agent activities: Quality audits are performed monthly by MSHDA staff on cases submitted by contracted housing agents.*

B. *Appropriate HUD Housing Choice Voucher program staff will continue to attend training conducted by HUD, Quadel Corporation, Nan McKay & Associates, National Leased Housing Conference, or other appropriate entities when offered. Several staff have participated and presented at the Michigan Affordable Housing Conference. Several staff participated in Lunch and Learn Training opportunities offered bi-monthly by Nan McKay & Associates on a variety of HCV topics such as income calculations, rent reasonableness, project based vouchers, and portability. Several staff participated in various HUD offered web casts on such topics as funding, EIV, FSS, disaster housing assistance program, VASH, NOFA instructional training, etc. Staff have also attended training sessions sponsored by MSHDA including Fair Housing Training, Discriminatory Harassment, Conflict, and others.*

C. *Conduct HQS training and refresher HQS training for contracted housing agents, inspectors, and staff.*

☐ Renovate or modernize public housing units:

☐ Demolish or dispose of obsolete public housing:

☐ Provide replacement public housing:

☒ Provide replacement vouchers: *Will continue to agree to administer enhanced voucher for any pre-pay, opt-out, foreclosure or other conversion actions when requested by HUD. Twelve units of replacement vouchers were awarded to MSHDA FY 2011 to administer as enhanced vouchers.*

☐ Other: (list below)

☒ **PHA Goal: Increase assisted housing choices**

Objectives:

☐ Provide voucher mobility counseling:

☒ Conduct outreach efforts to potential voucher landlords

Advertise and encourage use of the PHA's Michigan Housing Locator Web site database. The Michigan Housing Locator has grown continuously since its introduction in December 2006. As of September 2010, 30,125 properties with 373,479 units are now listed on the Michigan Housing Locator. The Web site averages 360,502 property views monthly.

☒ Increase voucher payment standards (in specified targeted areas as necessary)

Payment standards were increased effective January 1, 2010 to 110% of the FMR and were set at either 107% or 110% of the FMR effective January 1, 2011.

☒ Continue a voucher homeownership program (Key to Own):

Key to Own, MSHDA's Voucher Homeownership Program, has been successfully operating since March 2004.

☐ Implement public housing or other homeownership programs:

☐ Implement public housing site-based waiting lists:

☐ Convert public housing to vouchers:

☒ Other: (list below)

Continue to implement use of housing choice vouchers in a project-based voucher program. To date, approximately 1,000 units have received project-based voucher awards or commitments.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families: *The contracted FSS Resource Coordinators who assist in the administration of the Family Self-Sufficiency Program continue to work with our participants to obtain and maintain employment. Through the Key to Own Program enrollment with the program has improved the financial stability of participants by assisting them with the purchase of a home; becoming economically self-sufficient; and ultimately going off the HCV Program.*
 - ☐ Provide or attract supportive services to improve assistance recipients' employability:
 - ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - ☒ Other: (list below)
MSHDA works to ensure that FSS families use existing local resources provided by non-profits and governmental entities that promote self-sufficiency and encourage employment. The contracted FSS Resource Coordinators continue to utilize their local resources to provide counseling services to achieve self-sufficiency and encourage participation in the Michigan Works program to access available resources and obtain employment.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☒ Other: (list below)

Equal housing opportunity for all persons, regardless of race, color, national origin, religion, age, sex, familial status, marital status, or disability, is a fundamental policy of MSHDA. MSHDA is committed to diligence in assuring equal housing opportunity and non-discrimination to all aspects of its housing financing activities. As a state created housing finance agency, MSHDA has an ethical as well as legal imperative to work aggressively to ensure that MSHDA financed housing programs comply fully with all state and federal fair housing laws required by Section 808(e) (5) of the Fair Housing Act.

Reasonable steps are always taken to affirmatively further fair housing in MSHDA's Housing Choice Voucher (HCV) Program.

In anticipation of such statements being required for future HCV NOFA applications for the Family Self-Sufficiency (FSS) Program, Family Unification Program (FUP), and Non-Elderly Disabled Persons Program, the following is provided:

1) The MSHDA Housing Choice Voucher Program ensures that all buildings and communications that facilitate taking applications and service delivery are accessible to persons with disabilities. If requested, services can be provided at other locations. TTY

telephone communications are available at all locations.

2) MSHDA prominently displays the Equal Housing Opportunity poster in its two central offices and requires that all contracted partners display the same documentation in their local offices. It is the policy of MSHDA to fully comply with all federal, state and local nondiscrimination laws and in accordance with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment.

3) Vacant MSHDA positions are advertised statewide via the Michigan Civil Service Commission State of Michigan Job Postings website at <http://web1mdcs.state.mi.us/vacancyweb/vacancying.asp>. Local FSS Coordinators are recruited through Continuum of Care meetings, local periodicals, and personal recommendations from MSHDA partners.

4) MSHDA provides counseling and referrals to individuals and families covered under the Fair Housing Act by informing them of the many programs offered through MSHDA. The means of communication to raise awareness of these programs include newspapers, television, website, radio, service provider contacts in all 83 counties of Michigan, and the annual Affordable Housing Conference held in the State's capital of Lansing. At the Initial Briefing and when participants wish to move, HCV applicants and participants are provided information on fair housing, how to find a safe and affordable unit, leasing units outside of areas of poverty or minority concentration, and leasing provisions that are prohibited under law. A detailed plan of outreach is outlined in MSHDA Office of Housing Voucher Programs Policy and Procedure Manual.

5) MSHDA provides all HCV participants with fair housing information at their Initial Briefing including the distribution of the Housing Discrimination Complaint form (HUD-903). The HUD-903 provides information on what housing discrimination is and the steps the tenant should take to submit a detailed report to HUD. Local telephone numbers are provided along with the 1-800-669-9777 that the tenant can call to submit a fair housing complaint. MSHDA prominently displays the Equal Housing Opportunity poster in its two central offices and requires that all contracted partners display the same documentation in their local offices. It is the policy of MSHDA to fully comply with all federal, state and local nondiscrimination laws and in accordance with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment.

6) A detailed plan of outreach is outlined in MSHDA's Office of Housing Voucher Programs Policy and Procedure Manual that staff and contracted Housing Agents must follow when waiting lists are to be opened or closed.

7) Detailed policy and procedure on Reasonable Accommodation are outlined in MSHDA's Office of Housing Voucher Programs Policy and Procedure Manual and are explained to HCV applicants at the time of the initial briefing.

8) Appropriate MSHDA staff review fair housing requirements of 24 CFR Section 903.7(o) by examining current and proposed programs to ensure compliance and identify impediments to fair housing choice within these programs. MSHDA has a commitment to work with local communities on addressing identified impediments to fair housing within its available resources.

9) The Michigan State Housing Development Authority's primary function in promoting fair housing choice is education.

10) The FSS and Key to Own Homeownership Programs are marketed to all MSHDA HCV recipients regardless of race, color, national origin, religion, age, sex, familial status, marital status, or disability. Information on the MSHDA FSS Program can be accessed at http://www.michigan.gov/documents/FSS_Program_22027_156422_7.htm and information on the

MSHDA Key to Own Homeownership Program can be accessed at http://www.michigan.gov/documents/HomeOwnership_Flyer_167318_7.pdf. The Explore Your Options brochure advertising these two programs is provided to MSHDA HCV recipients at every new admission and annual re-examination.

11) In compliance with 24 CFR8.6, the MSHDA FSS and Key to Own Homeownership Programs ensure that all buildings and communications that facilitate applications and service delivery are accessible to persons with disabilities. If requested, services can be provided at other locations and TTY telephone communications are available at all locations. Applications to the MSHDA HCV Program, and FSS and Key to Own Homeownership Programs are mailed directly to the homes of the MSHDA HCV recipient and/or their listed representative if requested. Detailed policy and procedure on Reasonable Accommodation is outlined in MSHDA's Office of Housing Voucher Programs Policy and Procedure Manual.

12) The MSHDA FSS and Key to Own Homeownership Programs assist in the recruitment of landlords, service providers, and lending professionals in areas that expand housing choice to program participants looking to own homes. MSHDA implemented a web-based housing locator service, www.michiganhousinglocator.com, in an effort to overcome the barrier of finding safe and affordable housing. The website encourages landlords in all 83 counties to list their vacant units and real time data shows potential tenants that over 30,125 properties with 373,479 rental units are currently listed on the Michigan Housing Locator in Michigan. FSS Coordinators work with participants to identify safe and affordable housing along with other wrap-around services that will provide them with opportunities for self-sufficiency. The Key to Own Homeownership Program provides participants with a listing of available lenders that offer affordable mortgages to potential homeowners.

13) As outlined in the Memorandum of Understanding between the Michigan Department of Human Services (MDHS; and the PCWA) and MSHDA (PHA), MDHS case managers will be working with MSHDA staff and contracted housing agents to ensure that Family Unification Program (FUP) Voucher participants (if FUP Vouchers awarded) have access to supportive services. The supportive services will assist FUP voucher holders in becoming self-sufficient and independent prior to the end of the FUP voucher term of assistance.

Other PHA Goals and Objectives (FY 2010-14 Annual/Five-Year Plan):

PHA Goal 1: MSHDA will strive to serve the needs of child and adult survivors of domestic violence, dating violence, sexual assault or stalking.

Objectives:

- ☒ MSHDA shall respond appropriately to such survivors.
- ☒ MSHDA shall work with staff and contract agents to develop collaborations among Domestic Violence service providers through county continuum of care groups to provide appropriate services, interventions and training to address the needs of such survivors.

Both of these objectives are being met through participation in Continuum of Care groups and through resources available to FSS Resource Coordinators and supportive housing agencies that provide services to our tenants through the project-based voucher program.

PHA Goal 2: MSHDA will strive to reduce non-compliance by participants in the Housing Choice Voucher Program.

Objectives:

- ☒ Continue to investigate cases where a suspicion of non-compliance exists by the participant, family members, landlord, or property owner.
Full-time staff has been hired to conduct investigations into non-compliance as appropriate. At initial briefing of participants on the HCV program, applicants and participants (including port-ins) are educated about non-compliance/fraud by providing

HUD's brochure "Is Fraud Worth It?" (HUD 1141) and by notifying them that appropriate action will be taken when instances of non-compliance and/or fraud are discovered.

☒ Maintain a good relationship with the HUD Office of the Inspector General and continue to respond to suggestions on ways to improve our fraud reduction practices. *MSHDA compliance enforcement staff work with the HUD Office of the Inspector General, the Michigan Auditor General's office and other Michigan state government offices (Departments of Human Services and Treasury) on a continual basis in compliance/fraud investigations and in fraud recovery efforts.*

MSHDA has an Interagency Data Share Agreement with the Michigan Department of Human Services for verification of public assistance through an up-front income verification system.

A good working relationship also exists with the Michigan Department of Treasury with respect to recovering monies due to MSHDA for delinquent Repayment Agreements by withholding income tax refunds when other payment attempts have failed. The Michigan Department of Treasury has also developed a brochure for tenants who file a Michigan Homestead Property Tax Credit with their Michigan Income Tax explaining how to accurately calculate the amount of their rent exemption.

☒ MSHDA shall prosecute non-compliance cases when necessary and continue to demand repayment when appropriate.

Demand repayment of overpaid Housing Assistance Payments (HAP). Pursue prosecution of fraud cases as appropriate. Since MSHDA's HCV Program established a Compliance Unit in 2006, more than \$1,600,000 has been recovered in HAP that was overpaid due to tenant participants' failure to report or underreporting of household income, and/or landlord participants' breach of HAP Contracts. An additional \$5,900,000 is recorded as Accounts Receivable, and there are over 1,000 Repayment Agreements currently in place. In calendar year 2010, MSHDA established repayment agreements or recovered funds totaling approximately \$600,000. Recaptured funds are either applied to HAP Payments or Administrative fees

☒ **PHA Goal 3:** During CY 2010, MSHDA initiated the implementation of a needs-based formula to direct new and other available vouchers due to turnover or end of participation by tenants to communities that have a higher incidence of households under the federal poverty level and homelessness. The needs-based formula incorporates homeless data obtained from HMIS and the 100% poverty income limits.

This new allocation plan will be implemented as a pilot.

Objectives:

☒ Allocate new HCV resources to counties that have a higher incidence of households under the federal poverty level and homelessness.

☒ Reallocate a portion of current HCV resources resulting from turnover or end of participation by tenants to counties that have a high incidence of households under the federal poverty level and homeless.

This allocation plan for distribution of vouchers will continue in CY 2011 and CY 2012 dependent upon available resources. The number of vouchers that are available for distribution under this allocation plan will be identified through HUD funding notices and per unit cost analysis. The formula and allocation of these resources will continue to be evaluated at regularly established intervals and adjustments made as necessary. Vouchers assigned to the Veterans Administration Supportive Housing (VASH) Program, Mainstream, and Moderate Rehabilitation Program (MRP) are not available for reallocation purposes.

6.0 PHA PLAN UPDATE

The Michigan State Housing Development Authority (MSHDA) will continue to administer the Housing Choice Voucher (HCV) program to low, very low, and extremely low income residents of the State of Michigan. Within its HCV program, MSHDA also has a Section 8 Homeownership Program, encourages participation in the Family Self-Sufficiency Program, will continue to participate in the Veterans Administration Supportive Housing (VASH) program, the Mod Rehabilitation/SRO Program, Mainstream Program, and Project-Based Voucher program.

List of Supporting Documents

Copies of the 5-Year and Annual PHA Plans and the following list of supporting documents are available for review by the general public at the Michigan State Housing Development Authority (MSHDA) main office located at 735 East Michigan Avenue, Lansing, Michigan 48912 or at its Detroit, Michigan office located at 3028 West Grand Boulevard, Suite 4-600, Detroit, Michigan 48202. The Annual PHA Plan is also posted on the MSHDA web site which can be accessed at www.michigan.gov/MSHDA under Regulated Plans.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;	5 Year and Annual Plans
X	Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the PHA's jurisdiction(s) and any additional backup data to support statement of housing needs for families on the PHA's Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 rent determination (payment standard) policies and written analysis of Section 8 payment standard	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	Policies governing any Section 8 Homeownership program (Section 4 of Chapter 20 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit

PHA Plan Elements

1. Eligibility, Selection and Admissions Policies including Deconcentration and Wait List Procedures

Eligibility:

MSHDA verifies eligibility for the Housing Choice Voucher program by requiring proof of social security number, proof of birth, and income using third party verification. Criminal screening for criminal and drug-related activity as required by regulation is conducted using the Michigan Department of State Police (MSP) Internet Criminal History Access Tool (ICHAT), the MSP Sex Offender Registry (SOR), the Michigan Department of Corrections Offender Tracking Information System (OTIS), and the Dru Sjodin National Sex Offender website.

Admission Policies:

Upon approval of this PHA Plan, MSHDA will continue to utilize the homeless preference for awarding vouchers within its Housing Choice Voucher allocation. The homeless preference allocation will be available in all 83 counties. Pulls will be made from the appropriate county waiting list based on the vacancy in that county. If there are no persons on a waiting list with a homeless preference, waiting list pulls will be made from the regular Housing Choice Voucher waiting list. Therefore, the last admission preference is for persons who have applied for tenant-based assistance who are not homeless.

MSHDA has established the following order of homeless preferences for admission in the numerical order below:

1. Homeless persons receiving MSHDA TBRA
2. Homeless persons
3. Persons who are not homeless

The homeless preference eligibility will continue to be determined at the time of placement on the waiting list and will be verified before receiving assistance.

The MSHDA FY 2009-2010 PHA Plan stated that in Wayne County, waiting list pulls will be performed on a two homeless applicant pull to one HCV waiting list pull ratio. However, due to

the high number of homeless households in Wayne County for the FY 2010-2011 PHA Plan year, we did not implement this pull ratio, but instead pulled only names using the homeless preference. We stated we would re-evaluate this pull ratio in Wayne County for the FY 2011-2012 PHA Plan year. Based on an analysis of names currently on the Wayne County waiting list, MSHDA will continue to pull names from the Wayne County waiting list with a homeless preference in the FY 2011-2012 PHA Plan year until the names with a homeless preference is exhausted at which point we will pull names without the homeless preference.

Project Based Vouchers and special programs; i.e. Mainstream, Family Unification Program (FUP), Non-Elderly Disabled (NED), will continue to have separate waiting lists.

Project-Based Voucher Program Preferences

1. Veterans (specified project-based voucher developments only)
2. Elderly (specified project-based voucher elderly developments only)
3. Homeless Youth (specified project-based voucher developments only)
4. Domestic Violence Survivors (specified project-based voucher developments only)

Admission preference for project-based voucher program vouchers are homeless, chronically homeless individuals, veterans, elderly, homeless youth, domestic violence survivors, and special needs. All have equal weight for waiting list pull but the admission preference for the development is based on the target population served.

Special Program Preferences

1. Veterans Administration Supportive Housing (VASH) Program where vouchers are awarded in partnership with VA Detroit Medical Center, Aleda E. Lutz VA Medical Center in Saginaw, and pending partnership with VA Medical Center in Iron Mountain.
2. Family Unification Program (FUP) (application pending encompassing youth aging out of foster care)
3. Non-elderly Persons with Disabilities (pending application to HUD via NOFA)

Admission preference for special programs such as VASH, Mainstream, FUP-Youth Aging Out of Foster Care (if awarded vouchers by HUD); Non-Elderly Persons with Disabilities (if awarded vouchers by HUD) will be determined by the requirements of the special program.

Waiting List Procedures:

Separate waiting lists are established for all 83 Michigan counties. Within each county there is a separate waiting list for Housing Choice Vouchers, each Project-Based Voucher development, Project-Based Voucher developments with barrier-free units, Mainstream, Family Unification Program (FUP) (if awarded), Non-Elderly with Disabilities (if awarded). Waiting lists are established using a computer-generated lottery method in large metropolitan counties when the waiting lists are opened for the HCV assistance and by date and time of application in smaller counties with continually open waiting lists. PBV, FUP and Non-Elderly Disabled program waiting lists are continually open.

VASH vouchers are awarded to households following HUD regulations and are considered a special admission based on a referral from the assigned Veterans Administration/Medical Center. Therefore, names on the waiting list for VASH vouchers are determined and managed by the Veterans Administration through its case managers assigned to Detroit Medical Center, the Aleda E. Lutz VA Medical Center in Saginaw, Oscar G. Johnson Medical Center in Iron Mountain, or other specified Veteran Administration Medical Centers through which VASH vouchers are assigned to MSHDA.

Family Unification Program (FUP) applicant referrals for the FUP Program waiting list(s) will be made by the Michigan Department of Human Services.

Non-Elderly Persons with Disabilities Program applicant referrals to the waiting list(s) for this program will be made by the Michigan Department of Community Health.

Mainstream applicant referrals are made only for the counties assigned these vouchers (Allegan, Kalamazoo, and Oakland).

Applicants may be on more than one waiting list within a single county; i.e., waiting list for HCV and a specific project-based voucher development.

As MSHDA has no public housing, there are no public housing site-based waiting lists.

Barrier-free unit waiting lists exist for developments receiving Project-Based Vouchers only.

Income Targeting:

MSHDA exceeds the federal income targeting requirements by establishing the following: 85% of new admissions must have annual adjusted incomes at or below 30% Area Median Income (AMI) and up to 15% of new admissions may have annual adjusted incomes at or below 50% of AMI.

Deconcentration:

There are no public housing developments covered by the deconcentration rule in the MSHDA Housing Choice Voucher program.

2. Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 20__ grants)		
a) Public Housing Operating Fund	Not applicable	
b) Public Housing Capital Fund	Not applicable	
c) HOPE VI Revitalization	Not applicable	
d) HOPE VI Demolition	Not applicable	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$150,000,000	Section 8 Eligible expenses
f) Resident Opportunity & Self-Sufficiency Grants	Not applicable	
g) Community Development Block Grant (CDBG)	Not applicable	
h) HOME	Not applicable	
Other Federal Grants (list below)		
FSS Program	\$ 250,000	FSS Program
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	None	
3. Public Housing Dwelling Rental Income	Not applicable	
4. Other income (list below)	None	
4. Non-federal sources (list below)	None	
Total resources	\$150,250,000	

3) Rent Determinations

MSHDA has established its minimum rent for the Housing Choice Voucher program at \$0. MSHDA is evaluating increasing the minimum rent up to \$50.

Payment standards have been established at above 100% but at or below 110% of FMR.

4) Operation and Management

The PHA does not operate public housing; therefore, this section is not applicable.

5) Grievance Procedures

The PHA does not operate public housing; therefore, there is no grievance procedure.

Informal Reviews are provided for applicants to the HCV program who are denied assistance if the applicant requests such a Review in writing within ten days from the date of the denial of assistance. The Review is performed by a staff person at the MSHDA Regional Manager level or above who did not make or approve the decision under review. An informal hearing would be provided to an applicant who was denied assistance due to citizenship or eligible immigrant status. Informal Hearings are provided to participants who are terminated from the program if a written request is received within ten days from the date of the notice of termination. Informal Hearings are conducted by Administrative Law Judges as assigned through the State Office of Administrative Hearings and Rules.

If an applicant is denied assistance or a participant is terminated from the program due to their criminal history, a copy of the criminal history is provided to the individual.

6) Designated Housing for Elderly and Disabled Families

The PHA does not operate public housing; therefore, this section is not applicable.

7) Community Service and Self-Sufficiency

The PHA does not operate public housing; therefore, this section is not applicable.

8) Safety and Crime Prevention

The PHA does not operate public housing; therefore, this section is not applicable.

9) Pets – Not applicable

The PHA does not operate public housing; therefore, this section is not applicable.

10) Civil Rights Certification

The PHA has a contract with the Fair Housing Center of Metropolitan Detroit who conducted a study in 2008 of MSHDA compliance with Fair Housing issues. An identification of impediments to fair housing was a part of that study including recommended actions. MSHDA staff is preparing an action plan in response to the study. Fair Housing activities already in place include written policy, education and training of staff and grantees, distribution of literature, and public speaking presentations at conferences and meetings. Actions taken by MSHDA and grantees are reported in the Consolidated Plan and Annual Plan. The Report of the Fair Housing Center of Metropolitan Detroit is available at the PHA office at 735 E. Michigan Avenue, Lansing, MI 48912.

11) Fiscal Year Audit

MSHDA is audited by Plante & Moran, PLLC, which is a private Certified Public Accounting firm under contract with the Auditor General of the State of Michigan. The latest MSHDA audited financial report is for the twelve months ended June 30, 2010. There were no findings in the audit related to the Housing Choice Voucher Program. This report is available for inspection at MSHDA's office at 735 E. Michigan Avenue, Lansing, MI 48909.

12) Asset Management

The PHA does not operate public housing; therefore, this section is not applicable.

13) Implementation of the Violence Against Women Act (VAWA) of 2005

The Office of Housing Voucher Programs (OHVP) at the Michigan State Housing Development Authority (MSHDA) is committed to the implementation of the VAWA of 2005. MSHDA will continue to undertake actions to meet this requirement in the administration of the Housing Choice Voucher (HCV) Program.

MSHDA's contracted Housing Agents participate in local Continuum of Care meetings and use those contacts and others known to them through the Family Self-Sufficiency Program to assist survivors of domestic violence (including dating violence, sexual assault, or stalking) and their children when cases are made known to them. Many of the agencies participating in the Continuum of Care groups provide temporary housing/shelter to survivors of domestic violence and their children. MSHDA staff and Housing Agents work with the partnering Continuum of Care service agencies to make sure the family is able to maintain their housing assistance.

Further, the following steps for compliance have been implemented:

- A. Staff was initially informed of this legislation and the necessary requirements in 2006 and since that time, additional information has been provided to staff when required during monthly staff meetings.
- B. Information on this legislation has been provided to contract Housing Agents during annual informational meetings with MSHDA staff regarding HCV topics.
- C. All new admissions to the MSHDA HCV Program are being notified of their rights under VAWA during their initial briefing.
- D. All participants of the HCV Program are being notified of their rights under VAWA by inclusion of information with their annual recertification paperwork.
- E. MSHDA's contracted Housing Agents participate in local Continuum of Care meetings and use those contacts to assist survivors of domestic violence (including dating violence, sexual assault, or stalking) and their children when cases are made known to them.
- F. Many of the agencies participating in the Continuum of Care groups attended by our contracted Housing Agents provide temporary housing/shelter to survivors of domestic violence and their children.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers.

- (a) **Hope VI or Mixed Finance Modernization or Development.** Does not apply.
- (b) **Demolition and/or Disposition.** Does not apply.
- (c) **Conversion of Public Housing.** Does not apply.

(d) Homeownership Program

The PHA (MSHDA) will continue administering its Section 8 Homeownership program entitled *Key to Own* Homeownership Program which has been operating since March 2004. In addition to HUD established eligibility criteria for a Section 8(y) Homeownership Program, MSHDA has

established the following additional criteria for participation in the *Key to Own* Program:

- 1) is available to all tenants who have been on the MSHDA HCV program in good standing for at least one year;
- 2) are enrolled and actively participating in the Family Self-Sufficiency Program and free of cash welfare (except elderly or disabled persons); and,
- 3) have been employed continuously full-time for the past year earning \$15,000 (except elderly or disabled).

There is no maximum number of participants on the MSHDA *Key to Own* Program. At this time MSHDA has 801 participants in the *Key to Own* Program.

MSHDA has the capacity to administer a Section 8 Homeownership Program. It contracts with individuals and non-profits to provide pre-purchase counseling and training. MSHDA staff and partnering contracted individuals and non-profits continue to promote homeownership through the Family Self-Sufficiency Program. A minimum homeowner down payment requirement of at least three percent of purchase price and requiring that at least one percent of the purchase price comes from the family's resources has been established. MSHDA further requires that financing for purchase of a home under its Section 8 homeownership program will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

(e) Project-Based Vouchers

MSHDA does intend to continue operating a tenant-based Section 8 Project-Based Voucher program in the coming year. During FY 2011-12, MSHDA will continue to transition up to 20% of the total portfolio of Housing Choice Vouchers to Project-Based Vouchers. Project-Based vouchers are being used as one strategy in the PHA's goal to reduce homelessness and to increase MSHDA's ability to serve special need populations (homeless, chronically homeless, disabled, survivors of domestic violence) as well as support longevity and availability of assisted housing to low income populations over the long term. MSHDA may also award project-based vouchers in partnership with other PHAs within the State of Michigan. Project-based vouchers may be awarded in both rural and metropolitan areas within the State of Michigan.

To be eligible for project-based vouchers, all potential projects must have been selected for development via a competitive process through MSHDA such as Low Income Housing Tax Credits, TCAP, 1602, MSHDA Funds, or HOME. Selected projects must also meet MSHDA Office of Rental Development and Homeless Initiatives underwriting criteria. MSHDA will continue to administer the housing choice vouchers already identified as project based vouchers in its portfolio.

As stated in previous PHA Plans, MSHDA added an additional admission preference for the elderly, homeless youth aging out of foster care, and U.S. Veterans in specified Project-Based Voucher developments. In addition, persons being placed in PBV designated developments must meet all of the specified MSHDA PBV selection criteria for the development such as elderly, homeless, chronically homeless, disabled, persons with special needs, U.S. veteran, homeless youth, or domestic violence survivor.

In elderly designated developments that are selected for MSHDA project-based voucher awards, elderly persons would have first ranking preference for a project-based voucher award in an elderly development.

In developments designated to serve U.S. Veterans, veterans would have first ranking preference for a project-based voucher award in a development for Veterans.

In developments designated to serve homeless youth, such homeless youth would have first

ranking preference for a project-based voucher award in a development serving homeless youth. A homeless youth being served for the project-based voucher program is defined as someone between the ages of 18 and 24 or a legally emancipated minor and includes youth that are homeless, have run away, aged out of the foster care system, and/or exited the juvenile justice system. In addition, homeless youth being placed in a PBV designated developments must meet all of the specified MSHDA PBV selection criteria for the development.

As stated in the FY 2008-09 and subsequent PHA Plans, in accordance with Project-Based Voucher regulations (24 CFR 983), MSHDA may award up to 35 Project-Based Vouchers specifically dedicated to the Hamtramck R-31 Project in the City of Hamtramck, Michigan. At the City of Hamtramck's request, these 35 units will be located within the boundaries of the City of Hamtramck, Michigan in order to assist the City to become fully compliant with an order of the Federal Court (Sarah Sims Garret et al v. City of Hamtramck et al, Case #32004). If and when Project-Based Vouchers are awarded, the waiting list for persons to be served by this project will be restricted to those parties and heirs specifically covered by the court order. After all the initially stipulated persons have been assisted under the Housing Choice Voucher Project-Based Voucher program, the waiting list will be opened to interested families in Wayne County that meet the eligibility criteria.

The PHA expanded county residency requirements for Project-Based Voucher developments only to allow residents of contiguous counties to the development within Michigan to be considered a resident for admission eligibility for that development.

See Exhibit B identifying the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts) for project-based vouchers that have already been awarded and have a current HAP Contract.

8.0 Capital Improvements. This section does not apply.

9.0 Housing Needs

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	44,723		
Extremely low income <=30% AMI	42,195	94.35%	
Very low income (>30% but <=50% AMI)	2,339	5.23%	
Low income (>50% but <80% AMI)	75	.17%	
Families with children	*		
Elderly families	735	1.64%	
Families with Disabilities	2,146	4.80%	
Race/ethnicity - American Indian	575	1.29%	
Race/ethnicity - Asian	104	.23	
Race/ethnicity - Black	24,778	55.40%	
Race/ethnicity- Native Hawaiian/Other Islander	42	.09%	
Race/ethnicity - White	18,359	41.03%	
Hispanic	1,399	3.13%	
Non-Hispanic	45,324	96.87%	
Race/ethnicity - none indicated	875	1.96%	

Housing Needs of Families on the PHA's Waiting Lists
*Information not available. Family members not listed on database at time of application, head of household only.
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - in most counties If yes:
How long has it been closed (# of months)? Varies by length of County waiting list Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes if necessary Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes for homeless, Project-Based Voucher WL; FUP (if awarded); NED (if awarded)

10.0 Additional Information

(a) Progress in Meeting Goals

Please see item 5.2 of this attachment.

(b) PHA Definition of Significant Amendment

MSHDA defines a substantial amendment or modification from the 5-Year Plan to be the addition of new activities or programs not included in the current PHA Plan.

MSHDA defines a significant amendment or substantial deviation/modification to the PHA Plan to be the addition of new activities or programs not included in the current PHA Plan.

(c) Memorandum of Agreements for Performance Improvement –

MSHDA and the Detroit Field Office, Office of Public Housing have entered into a SEMAP Corrective Action Plan for FY ending June 30, 2010 to correct the "0" score for SEMAP Indicator No. 1, Selection for the Waiting List.

(d) Resident Advisory Board Comments – will be added upon receipt.

(e) Statement of Consistency with Consolidated Plan

The Consolidated Plan jurisdiction is the entire State of Michigan. MSHDA organized the consultation process and developed the Consolidated Plan for the State of Michigan. Activities to be undertaken in the Housing Choice Voucher Program administered by MSHDA are consistent with the initiatives contained in the Consolidated Plan such as the Homeless Assistance Recovery Program (HARP), the Project-Based Voucher Program, the Key to Own Homeownership Program, the FSS Program, and the proposed Family Unification Program for Youth Aging out of Foster Care.

(f) Affirmatively Furthering Fair Housing Statement

See response in Item 5.2, PHA Goals, HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans.

(g) Public Hearing Attendance and Comments

Information will be added after public hearings conducted and written comments received.

ATTACHMENT B -
FY 2011-12 ANNUAL PHA PLAN
MSHDA PBV DEVELOPMENTS UNDER A CURRENT HAP CONTRACT

County	Development Name	# Units	City	Target Population Type	Census Tract
Allegan	Allegan LDHA - Scattered Sites	10	Allegan County	HmIs/Disab	318
Allegan	Emerald Woods	12	Plainwell	Spec Needs	26.005.0319
Allegan	Heritage Meadows I & II	20	Plainwell	HmIs/Disab	318
Allegan	Lexington Square	8	Fennville	Spec Needs	307.01
Allegan	Mystic View I & II	20	Pullman	HmIs/Disab	318
Alpena	Alpena Pines	6	Alpena	Elderly	3
Berrien	Cobblestone Village	10	Watervliet	Spec Needs	103
Benzie	Gateway Village	8	Frankfort	HmIs/Disab/DV	9804
Calhoun	Silver Star	75	Battle Creek	Veteran SN	26
Chippewa	West Bridge	28	Sault Ste. Marie	HmIs/Disab	9703
Clare	White Pines II	12	Clare	Spec Needs	9811
Clinton	Hawks Ridge	13	Bath	HmIs/Disab	26-037-0111.01
Eaton	Kingston Place	8	Eaton Rapids	Elderly	213
Emmet	Pond Street Village	7	Mackinaw City	Spec Needs	9701
Emmet	Townline	5	Pellston	Spec Needs	9702
Grand Traverse	Keystone Village	24	Traverse City	HmIs/Sp Needs	9913
Houghton	Scott Building	5	Hancock	HmIs/DV/Sp Needs	9906
Ingham	1777 Haslett Road	10	Haslett	HmIs/DV/Disab	39.02
Ingham	Ballentine Apartments	18	Lansing	HmIs/DV/Sp Needs	8
Kalamazoo	Liberty Street	6	Kalamazoo	HmIs/Disab	17.01
Kalamazoo	Pinehurst	10	Kalamazoo	HmIs/Disab	29.05
Kalamazoo	Summit Park	5	Kalamazoo	HmIs/Disab	5
Kalamazoo	YWCA of Kalamazoo	2	Kalamazoo	DV	077 and 18.01
Kent	Bridge Street	18	Grand Rapids	Spec Needs	19
Kent	Genesis East	23	Grand Rapids	HmIs/Disab	19
Kent	Goodrich Apartments	3	Grand Rapids	HmIs	21
Kent	Herkimer	30	Grand Rapids	HmIs/Disab	21
Kent	Verne Barry Apartments	30	Grand Rapids	Spec Needs	20
Lapeer	Lapeer - Scattered Sites	10	Lapeer	HmIs/Disab	3370
Lenawee	Lenawee Hsg - Seventh Street	7	Adrian	HmIs/Disab	613.02
Livingston	Venture, Inc. - Scattered Sites	7	Livingston Co - scattered	HmIs/Disab	7411; 7250
Marquette	Orianna Ridge	20	Marquette	HmIs/Disab	9

ATTACHMENT B -
FY 2011-12 ANNUAL PHA PLAN
MSHDA PBV DEVELOPMENTS UNDER A CURRENT HAP CONTRACT

Muskegon	Bethany Housing-Terrace Street	2	Muskegon	HmIs Families	5.1; 5.2; 5.3; 5.4
Muskegon	Bethany Housing-Catawba Street	1	Muskegon	HmIs Families	5.1, 5.2
Oakland	On the Park	59	Troy	Preservation	1981
Osceola	Springview Manor II	6	Ewart	DV	9704
Ottawa	Ottawa County - Grand Haven	7	Grand Haven	Spec Needs	222.01
Ottawa	Ottawa County - Holland	18	Holland	Spec Needs	209
Ottawa	Ottawa County - Zeeland	9	Zeeland	Spec Needs	229
Otsego	Friendship Shelter NHC	4	Gaylord	Chronic Homeless	9503
Saginaw	Erwin Estates	10	Buena Vista Township	Elderly	110
Sanilac	Sunrise Village	10	Sandusky	Elderly	9709
Van Buren	Park Meadows	10	South Haven	Spec Needs	105
Washtenaw	Avalon	16	Ann Arbor	HmIs/Disab	4005
Wayne	Highland Manor	4	Highland Park	HmIsFm/Sp Needs	5534
Wayne	Lakewood Manor	30	Detroit	HmIs/Disab	5129
Wayne	On the River	56	Detroit	Preservation	5157
Wayne	Peterboro	58	Detroit	HmIs/Disab	5206
Wayne	Piquette Square	150	Detroit	HmIs/Disab/Vets	5181
Wayne	Raupp Street	24	Meivindale	HmIs/Disab	5785
Wayne	Rouge Woods	8	Detroit	HmIs/Disab	5443
Wexford	Northland Meadows	16	Cadillac	Spec Needs	165
TOTAL		968			